

**MINUTES**

**BOARD OF COMMISSIONERS**

**LOWER ALLEN TOWNSHIP**

**SPECIAL MEETING**

**February 7, 2007**

**The following were in ATTENDANCE:**

**BOARD OF COMMISSIONERS**

**TOWNSHIP PERSONNEL**

John T. Titzel  
Lloyd W. Bucher  
Peddrick M. Young, Sr.  
H. Edward Black  
Dan Christ

Thomas Vernau, Manager  
Jan Faust, Assistant Manager  
Nancy Dietel, Finance Director  
Daniel Flint, Community Development  
John Eby, Township Planning and Zoning  
Coordinator  
Frank Williamson, Public Safety Director  
Chief Charles Snyder, LAT Police Dept  
Christopher Yohn, EMS Captain

President TITZEL called the Special Meeting of the Board of Commissioners of Lower Allen Township to order at 6:05 p.m. He announced Proof of Publication was available for review.

**DISCUSSION: EMERGENCY & MUNICIPAL SERVICES CENTER CHANGES**

Mr. Vernau reminded the Board that a design on the new for the new Emergency & Municipal Services Center had been received that everyone liked. When the bids were opened, the Township was approximately 25% over budget. The easiest thing to do at that point would have been to request a redesign of the building; however, contracts were awarded with the proviso that the notices to proceed would not issued until costs were cut from the building.

Mr. Vernau expressed his appreciation of the time both Staff and contractors put into looking into the project and locating the items that could be reduced or changed via value engineering and not terribly affect the functionality or attractiveness of the building.

Mr. Vernau advised the Board that the general contractor, architects and staff have met and agreed on most items on the list.

Mr. Vernau introduced the following:

Steve Duffie -- owners representative

Steve Krug, Scott Loercher – architects

Mark Yinger, Chad Drawbaugh, Ron Wright, Dave Krauss – general contractor representatives

Glen Foltz, Andres Shughart – Herre Bros.

President TITZEL led item by item discussion from the ECI list, as well as Buchart-Horn, Inc/BASCO Associates Changes - General review comments, those items/comments being as follows:

1. Provide Tyvek on the exterior walls in lieu of the Spray applied Vapor/Air Barrier.  
  
Basis of design is W. R. Meadows Air-Shield LMP, specification section 07272 Section 2.01.
2. Delete all Fiber Cement Trim.
3. Provide Utility brick in lieu of Modular Brick.
  - a. All brick.
  - b. Pattern will be larger due to larger brick size.
  - c. Modular brick is 2-1/4" W x 7-5/8" L.
  - d. Utility brick is 3-5/8" W x 11-5/8" L.
4. Split Face CMU (in Earth Tone color category) in lieu of Utility brick on the South Elevation.
  - a. Brick will return 1-1/2 brick onto the Split Face CMU wall with a vertical control joint.  
  
There was Board discussion regarding appearance options.
5. Delete all masonry patterns on stair tower (deferred until Monday, February 12, 2007 Board of Commissioners meeting).
6. Aluminum step and railing in lieu of roof platform.

7. Provide VCT, paint and ceramic tile shower changing area floors in all restroom except Rooms 103, 104 and 105, and in conjunction with pre-fabricated shower units supplied and installed by others.
  - a. Rooms with showers 240, 241, 244, 245 321, 322, 325, 326 – ceramic tile only on floor in shower changing area and on floors and walls of handicapped showers. Area outside shower changing area will be VCT. Restrooms with no showers will receive VCT floors and painted walls.
  - b. Showers are to be pre-molded shower units supplied by others. Each shower area will be reduced by one unit to accept metal framed walls with gypsum board covering.
  - c. FRP at wet walls (toilets, sinks) floor to ceiling, with remaining walls being painted.
  - d. Solid plastic shower stalls will be eliminated with this option. Shower accessories will remain as originally specified.
8. Provide fire rated roof sheathing and insulate the bottom chord of trusses.
  - a. Occurs at all shingled roof areas.
  - b. Details on A400.
  - c. Fire rated roof sheathing to be 5/8" and insulation to be R-25.
9. Provide textured paint in lieu of stucco in the Main Street Corridor.
  - a. Details on A461.
  - b. Samples by Litex Commercial Textures.
10. Delete the under-slab insulation in the fire bays for Alternate #10 (deleted hydronic floor system). Since hydronic heat was eliminated, slab insulation as needed except for energy code at foundation.
  - a. Detailed on S001.
11. Reduce quality of temporary chain link fencing, provide snow fence.
  - a. 930LF of chain link to be deleted and snow fence installed.
  - b. South side of site, near the railroad track.
12. Delete the CI downspout boots and provide PVC boots.
  - a. All cast iron boots to be deleted (19 each)
13. Provide 30 year shingles in lieu of 40 year shingles as specified.
  - a. At all shingle locations.
14. Provide 50 year shingles in lieu of originally specified 40 year.
15. EPDM Roofing in lieu of TPO roofing.
  - a. At all originally specified TPO locations.
  - b. EPDM to be .060.
  - c. Maintain 20 year warranty.

16. Delete the one quarter inch protection board under the rubber roofing.
  - a. Specified to be applied at all membrane locations not required for warranty.
  
17. Elevator changes.
  - a. Provide side sliding entrance/cab doors in lieu of center opening.
  - b. Provide flat wall plastic laminate cab walls in lieu of vertical applied panel walls.
  - c. Provide standard entrance frames in lieu of vertical applied panel walls.
  - d. Provide a standard TK Aurora combination hall position indicator/hall lantern at main and hall lanterns at all others in lieu of a recessed hall lantern at main.
  
18. Additional elevator changes.
  - a. Change cab door and hall door/frames to baked enamel finish in lieu of stainless steel.
  - b. Change elevator weight capacity to 2,500 LB in lieu of 3,000 LB.
  
19. Change door jambs to standard 5/4" in lieu of the specified 2".
  
20. Change sheet waterproofing to a spray applied.
  - a. On below grade walls, where finish floor is below exterior grade.
  - b. Specification section 07131.
  - c. Spray applied Rub-R-Wall Waterproofing system with 1" Protection Board and Drainage Board to all below grade exterior foundation walls.
  
21. Eliminate the LEED and FSC requirements for the wood doors.
  
22. Provide grade 1 cylindrical locksets in lieu of mortised locksets.
  
23. Route waterline in front of building with C-900 pipe.
  
24. Add 70LF of C-900 water line to original hydrant locations.
  
25. Delete Stucco on elevation C/A201.
  - a. Parge wall approx. 485SF with Portland mixture, Dwg A201 elevation and dwg.A111 outside public safety, ground floor east wall.
  
26. Change carpet from the "Capri Collection" to the "Serendipity Collection".
  - a. All carpet – all selections will be from Serendipity Collection of Bentley Price Street.
  
27. Change concrete arch to structural steel, metal framing, plywood and stone.
  - a. See Supplemental detail A/303, elevation issued in addendum.

28. Eliminate DSM lockers and deadbolts.
29. Add labor only to install client provided lockers.
30. Delete metal decking from light gauge metal trusses – 5/8” FRT roof sheathing to remain per VE item #8a.

President TITZEL led discussion on Buchart Horn/BASCO Associates Review Comments regarding HVAC changes, those changes being:

1. Delete security grilles.
2. Substitute duct board for galvanized (downstream only).

President TITZEL led discussion on Buchart Horn/BASCO Associates Review Comments regarding Plumbing changes, those changes being:

1. Add molded shower stalls.
2. Substitute PVC pipe for cast iron.

President TITZEL led discussion on Buchart Horn/BASCO Associates Review Comments regarding Electrical changes, those changes being:

1. Change dimming systems as described.
2. Delete 7 RB-60 2x4 fixtures.
3. Change fire bay fixtures from 2-ballast to 1.
4. Delete inboard/outboard switching on RA 91's.
5. Substitute fixture type PB-330.
6. Substitute mfr for site lighting fixture.
7. Re-wire fixtures in Room 261.
8. Delete all TVSS outlets (reject Alternate 9E).
9. Change conduit to EMT.
10. Relocate generator to west side of building.

### **ANY BUSINESS PERTINENT TO THE TOWNSHIP**

President TITZEL asked if anyone in the audience would like to address the Board on any business pertinent to the Township.

There was no response.

### **RECESS TO EXECUTIVE SESSION**

The Special Meeting of the Board of Commissioners recessed to Executive Session at 9:10 p.m. for personnel issues.

**RECONVENE SPECIAL MEETING**

The Special Meeting of the Board of Commissioners reconvened at 9:20 p.m.

**APPROVE ADOPTING RESOLUTION 2007-R-10, HIRING DANNA LUTES**

Vice-President BUCHER moved to approve adopting **Resolution 2007-R-10**, hiring Danna Lutes effective February 8, 2007. Commissioner BLACK seconded the motion. Motion carried 5-0.

**ADJOURN**

The Special Meeting of the Board of Commissioners adjourned at 9:24 p.m.